

PLANNING COMMITTEE

Meeting held on Thursday, 6 July 2006 at 6.30 pm

WRITTEN MINUTES - PART A

Present: Councillor David Osland (Chair);
Councillor Chris Wright (Vice-Chair);
Councillors Carole Bonner, Luke Clancy, George Filbey (Reserve Member), Timothy Godfrey, Russell Jackson, Mike Mogul, Vidhi Mohan and Paul Scott.

Absent: Councillor Maria Gatland.

Also Present: Councillors Lynne Hale, Yvette Hopley and Steve O'Connell.

Apologies for absence were received from Councillor Maria Gatland.

A81/06 MINUTES – 22 JUNE 2006

RESOLVED that subject to it being noted that apologies had also been received from Councillors Carole Bonner, Timothy Godfrey and Mike Mogul the Minutes of the meeting held on 22 June be signed as a correct record.

A82/06 DECLARATIONS OF INTEREST

None.

A83/06 URGENT BUSINESS (If any)

None.

A84/06 EXEMPT ITEMS

RESOLVED that the allocation of business between Part A and Part B of the Agenda be confirmed.

PLANNING APPLICATIONS

(Agenda Item No. 6)

Application(s) to which a member of the Council has made a referral:

(1) 06/00568/P Two Ways, Sanderstead Road, South Croydon

Decision: Refuse Permission.

The Head of Planning Control reported the following:

A letter objecting to the proposal has been received. It states:

- 1) Wewtern Close is a small road providing just adequate space to park. The new development raises concerns about ease of larger vehicles and limited parking
- 2) The proposed development will damage not only the peaceful and pleasant area but the safety and accessibility of Wewtern Close

A letter from Warwick Reynolds has been received. It states that there are no badger setts in the garden of Two Ways, however, there is a 3 hole outlier sett in the next garden, The Hey. This is close to the boundary with Two Ways and may require an English Nature Disturbance Licence before any work can start in Two Ways. Badger trails have been found through gardens in the area along Purley Oaks Road and Wewtern Close.

(2) 06/01050/P 23 Silver Lane, Purley

Decision: Application Withdrawn.

The Head of Planning Control reported the following:

Please note that the planning application relating to **Item 6.2** (06/01050/P 23 Silver Lane) has been Withdrawn by the applicant / agent.

(3) 06/01865/P 98 Purley Downs Road, South Croydon

Decision: Grant Permission

The Head of Planning Control reported the following:

Paragraph 5.3 should read: Councillor Tim Pollard has referred the application on the basis of-

- Plot too small for proposed development
- Loss of privacy to neighbours
- Small dwellings (terracing housing) out of character with surrounding streets
- Poor access to parking
- Proximity to narrow railway bridge means that threefold increase in vehicles accessing property will constitute a road hazard

(4) 06/01908/P 3 Hartley Farm, Purley

Decision: Refuse Permission for reasons of out of character with the surrounding area.

The Head of Planning Control reported the following:

One more objection was received on the 05/07/06 regarding the application for 3 Hartley Farm resulting in the overall number of objections received rising to 43. The concerns raised by No 4 Hartley Farm have been noted when considering this application.

Paragraph 3.5 should read:-

The proposed rear garden depth for the bungalow sitting to the east of the site would measure approximately **21 metres** deep and have a frontage width of approximately **12 metres**. The proposed plot size for the bungalow sitting to the west of the site would measure approximately **11m metres** deep and have a frontage width of approximately **12 metres**.

Other Applications:-

(5) 06/01466/P 72-74 Addiscombe Road, Croydon

Decision: Refuse Permission on grounds of appropriate contribution to the S106 agreement not having been agreed.

The Head of Planning Control reported the following:

1.0 The applicant has not agreed to the contribution of monies towards education and public open space as set down in the Report to Committee. Consequently it is recommended that the recommendation to grant planning permission subject to the prior completion of a S106 agreement is changed to Refusal for the following Reason/s

- 1 The applicant has not agreed to an appropriate contribution towards improvement to or provision of public open space in accordance with Planning Guidance Note 1, Policies IMP1 and RO14 of the Unitary Development Plan and Policy RO12 of the Adoption Draft Replacement Unitary Development Plan (The Croydon Plan)
- 2 The applicant has not agreed to an appropriate contribution towards improvement to or provision of education facilities in accordance with Planning Guidance Note 1 and Policy IMP1 of the Unitary Development Plan

2.0 A further letter of objection has been received raising the following concerns:-

- A flat roofed building would be out of keeping

- Loss of privacy to residents in Lynden Hurst
- Noise and disturbance

These issues have been addressed within the Report to Committee.

(6) 06/01556/P 187-195 London Road, Croydon

Decision: Grant Permission Subject to a Legal Agreement.

The Head of Planning Control reported the following:

Amend drawing number – 008F

Amend condition 11 to add on at the beginning:

Before the development is begun a further intrusive site investigation and assessment (covering the area of site not previously assessed) into the possibility of soil, water and gaseous contamination shall be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required.

Amend condition 13 to read:

Details of on-site drainage works (including indications of the proposed discharge rates compared to the existing, and proposed alterations to the connection points to the public system) shall be submitted to and approved in writing prior to the commencement of the development hereby approved

Additional Informative:

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development

A letter is attached for the Committee's attention

A86/06 RECENT APPEAL DECISIONS

(Agenda Item No.7)

RESOLVED that the decisions indicated as set out in the attached Appendix B in respect of items (A) – (K) be noted.

A87/06 FORTHCOMING PLANNING INQUIRIES

RESOLVED that the forthcoming Planning Inquiries as set out in the attached Appendix C in respect of items (A) – (E) be noted.

A88/06 TREE PRESERVATION ORDER NO 13, 2006 – 15 BRITON CRESCENT, SOUTH CROYDON

RESOLVED that the Order be made without modification.

AGENDA - PART B

None.

The meeting ended at 8.25 p.m.

06/00568/P

24/04/2006

Sanderstead

Application for full planning permission

Agent:

Mr L Richardson

"Firs Cottage"

Firs Road

Kenley Surrey

CR8 5LD

Applicant:

Mr & Mrs Dean

Two Ways

Sanderstead Road

South Croydon Surrey

CR2 OAJ

Location: Two Ways, Sanderstead Road, South Croydon

Description: Demolition of existing building; erection of three storey building with accommodation in roofspace comprising 14 two bedroom flats; formation of vehicular access onto Wettern Close and provision of associated parking

Drawing No(s): 551, site survey, 1551/1, 1551/2, 551/3,

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would not have regard to the character and context of the site and the detailed design of surrounding buildings, would be out of keeping with the character of the area and detrimental to the appearance of the street scene would thereby conflict with Policies SP1, BE1, BE3 and H2 of the Unitary Development Plan and Policies UD1, UD2, UD3 and H2 of Adoption Draft Replacement Unitary Development Plan for Croydon (The Croydon Plan)
2. The development would not provide satisfactory private amenity space and would thereby conflict with Policy H11 of the Unitary Development Plan and Policy UD8 of the Adoption Draft Replacement Unitary Development Plan for Croydon (The Croydon Plan)
3. The design and layout of the access roads, parking and number of car and cycle spaces would not be safe, convenient and appropriate to the development. The proposal would also not make provision for sustainable transport and would thereby conflict with Policies BE10, T23, T37 and T46 of the Unitary Development Plan, Planning Guidance Note 1 on Planning Obligations and Policies UD12, UD13, T4, T8 and T11 of the Adoption Draft Replacement Unitary Development Plan for Croydon (The Croydon Plan)
4. The proposal is a major planning application but it does not incorporate an adequate environmental performance statement and does not identify how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods or achieve an 'Eco Homes Excellent Rating'. It therefore conflicts with Policy BE23 of the Unitary Development Plan and Policies UD1, UD3, EP15 and EP16 of the Adoption Draft Replacement Unitary Development Plan for Croydon (The Croydon Plan)
5. The proposal does not provide for the enhancement of nearby open space and

would thereby conflict with Policy RO12 of the Adoption Draft Replacement Unitary Development Plan for Croydon (The Croydon Plan)

 06/01050/P 15/03/2006 Purley

Application for full planning permission

Agent:
 Robinson Escott Planning
 Warren Court
 Knockholt Road
 Halstead Sevenoaks, Kent
 TN14 7ER

Applicant:
 Royalton Construction
 Albany House
 Claremont Lane
 Esher Surrey
 KT10 9DA

Location: 23 Silver Lane, Purley, CR8

Description: Demolition of existing buildings; erection of two-storey detached five bedroom house with integral double garage and alterations to vehicular access (Amended description)

Drawing No(s): 05-P204-1 and 02.

Decision: **Application Withdrawn**

 06/01466/P 10/04/2006 Fairfield

Application for full planning permission

Agent:
 McAleer Projects
 Kerrib Studios
 Wren Mews
 Lee High Road Lewisham
 SE13 5PH

Applicant:
 North Star (2000) Ltd
 50 Ashgrove Road
 Bromley
 Kent
 BR1 4JW

Location: 72-74 Addiscombe Road, Croydon

Description: Erection of three/four storey building comprising 12 two bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 01/0523/05 Rev E; 01/0523/08 Rev D; 01/0523/09 Rev E; 01/0523/10 Rev E; 01/0523/11 Rev D; & 01/0523/14 Rev A

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The applicant has not agreed to an appropriate contribution towards improvement to or provision of public open space in accordance with Planning Guidance Note 1, Policies IMP1 and RO14 of the Unitary Development Plan and Policy RO12 of the Adoption Draft Replacement Unitary Development

Plan (The Croydon Plan)

2. The applicant has not agreed to an appropriate contribution towards improvement to or provision of education facilities in accordance with Planning Guidance Note 1 and Policy IMP1 of the Unitary Development Plan

06/01556/P

19/04/2006

Broad Green

Application for full planning permission

Agent:

Simon Wong
BPTW Partnership
Norman Road
Greenwich London
SE10 9QX

Applicant:

John Tillyer
Metropolitan Housing Trust
MHT House
Crescent Lane
London
SW4 9RS

Location: 187-195 London Road, Croydon, CR0

Description: Demolition of existing buildings; erection of a basement and a five - nine storey building fronting London Road and Sumner Road, comprising 2 Class A1(retail) units and a Class D2 (Assembly & Leisure) unit on part of lower and upper ground floors with 59 two bedroom and 91 one bedroom flats in remainder of building and ancillary car, motorbike and cycle parking; provision of rear service road with access from Sumner Road

Drawing No(s): 04.286 (D) 004 E, 005 E, 006E, 007E, 008F, 009E, 010E, 011E, 012E, 013E, 014 A, 015A, 016A, 017A, 018A, 019A, 20A

Decision: **Permission Granted, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control**

Subject to the following condition(s) and reason(s) for condition(s) :-

1. Unless otherwise previously agreed by the Local Planning Authority in writing details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. All matters referred to in Section A shall be provided prior to first occupation of any part of the development and shall thereafter be permanently retained:

Section A

- (1) security/external lighting(including to car park)
- (2) secure cycle storage
- (3) any boundary walls and fences or other means of enclosing the site including the acoustic fence along the south western boundary
- (4) acoustic trickle vents
- (5) vehicular and pedestrian access gates/barriers to car park
- (6) surfacing of amenity decks
- (7) screen walls or fences

- (8) location and details of balustrading to amenity terraces
- (9) surfacing of the car parking area

Section B

- (10) finished floor levels of the building(s) in relation to existing and proposed site levels

Reason: To ensure an acceptable standard of development having regard to the policies of the Unitary Development Plan and of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan)

2. Unless otherwise previously agreed by the Local Planning Authority in writing the following shall be provided as specified in the application before any part of the development is occupied and shall be retained for so long as the development remains in existence:-

- (1) refuse facilities
- (2) parking area
- (3) facilities for the loading and unloading of vehicles
- (4) vehicular turning area
- (5) visibility splays
- (6) cycle/motorbike parking
- (7) vehicular access and egress arrangements
- (8) landscaping strip
- (9) amenity decks
- (10) sound insulation to residential units

Reason: To ensure an acceptable standard of development having regard to the Policies of the Unitary Development Plan and of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan)

3. No works on site shall commence until samples and a schedule of external facing materials have been submitted to and approved by the Local Planning Authority in writing and this condition shall apply notwithstanding any indications as to these matters which have been given in the application. The development shall only be implemented in accordance with such approved details.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policies BE1 and BE13 of the Unitary Development Plan and Policy UD2 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan)

4. A landscaping scheme to include existing and proposed planting shall be submitted to the Local Planning Authority for approval before the development is begun; when approved, the planting shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided

Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policy BE14 of the Unitary Development Plan and Policy UD14 of the Adoption Draft Replacement Unitary Development Plan (the Croydon plan).

5. The Class A1 and Class D2 units shall not be used except between 07.00 hours and 24.00 hours.
Reason: To protect the amenities of adjoining occupiers in accordance with Policies EP10 of the Unitary Development Plan and Policies EP1 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan).
6. There shall be no amplified sound, speech or music which is audible outside the D2 (Assembly and Leisure) premises.
Reason: To protect the amenities of adjoining occupiers and the surrounding area in accordance with Policies EP10 of the Unitary Development Plan and Policies EP1 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan)
7. No deliveries shall be taken to, or despatched from the site other than between the hours of 08.00 and 17.00 Mondays- Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays. HGV deliveries shall be limited to one hour during these hours. All refrigerated vehicles shall switch off refrigeration motors prior to entering the site along the access road and for the duration of the delivery on site.
Reason: To safeguard the amenities of neighbouring residential properties in accordance with Policies EP10 of the Unitary Development Plan and Policies EP1 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan)
8. Noise from any operational plant shall not exceed a combined noise level which is 5 dB(A) below the existing measured background noise level at noise sensitive locations. The noise limits shall apply at a position 1 metre from the facade of the nearest noise sensitive property. Any plant that has a distinctive tonal or intermittent nature shall be subject to a further 5dB(A) penalty.
Reason: To protect the amenities of adjoining occupiers and the surrounding area in accordance with Policies EP10 of the Unitary Development Plan and Policies EP1 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan).
9. The front panels of the bay windows on the upper ground to third floors on the south western elevation adjacent to the access road shall be obscure glazed and fixed shut below a height of 1.7 metres.
Reason: To prevent overlooking of adjacent occupiers in accordance with Policy BE17 of the Unitary Development Plan and Policy UD8 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan)
10. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes report that achieves 'Excellent' rating with certification at Design Stage. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes Post Construction Review, or alternative verification agreed with the Planning Authority, shall be provided, verifying that the agreed standards have been met, prior to the first occupation of the development.
Reason: To accord with Policies UD1 and UD3 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan)

11. Before the development is begun a further intrusive site investigation and assessment (covering the area of site not previously assessed) into the possibility of soil, water and gaseous contamination shall be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required.
Any Remedial works which are shown to be required in the Contamination assessment must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building. A validation report detailing evidence of all remedial work carried out must be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before any occupation of the properties.

The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation so that an officer of the Council may attend the site and agree any appropriate remedial action.

Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP8 of the Unitary Development Plan and Policy EP9 EP3 and EP4 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan)

12. The development hereby approved shall be implemented in accordance with the measures set out in the Travel Plan.
Reason: In order to promote sustainable transport choices and reduce the need to travel by car in accordance with Policies SP16 and T8 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan)

13. Details of on-site drainage works (including indications of the proposed discharge rates compared to the existing, and proposed alterations to the connection points to the public system) shall be submitted to and approved in writing prior to the commencement of the development hereby approved
Reason: To ensure that sufficient capacity is made available to cope with the new development in accordance with Policy EP5 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan).

14. Visibility splays measuring 1.5m x1.5m shall be provided behind the back of the footway on both sides of the vehicular access with no obstruction above 0.6 metres in height before the access is brought into use and shall be retained for so long as the development remains in existence.
Reason: To ensure an acceptable level of highway safety in accordance with Policy T46 of the Unitary Development Plan and Policy T11 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan)

15. The development shall be begun within three years of the date of the permission.
Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Unitary Development Plan are: SP1, SP2, SP3, BE1, BE2, BE3, BE4, BE5, BE8, BE9, BE10, BE11, BE12, BE13, BE14, BE15, BE16, BE17, BE18, BE19, BE23, BE26, AR1, RO15, SP12, SP13, SP14, SP16, EP8, EP10, EP16, SP18, SP23, T2, T6, T31, T23, T31, T37, T46, SP31, SP32, H2, H11, H15, H16, SP35, SH8, SH16, SP39, LR1, LR3.
2. The relevant policies of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan) are: SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD10, UD13, UD14, UD15, UD16, UC11, R012, SP13, EP1, EP2, EP3, EP4, EP5, EP16, SP14, T2, T3, T4, T8, T11, SP17, SP18, SP20, SP21, SP22, H2, H4, H9, H10, H13, H14, H15, SP23, SH2, Sp16, LR1, LR3

The development is considered to be satisfactory in relation to the following:-

- a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) the safety and security of buildings and the spaces around them
- (i) accessibility to buildings
- (j) the shopping policies of the development plan
- (k) the housing policies of the development plan
- (l) the archaeology policies of the development plan
- (m) sustainability issues
- (n) the recreational open space policies of the development plan
- (o) the urban design policies of the development plan
- (p) the environmental protection policies of the development plan
- (q) the transport policies of the development plan
- (r) the leisure and indoor recreation policies of the development plan
- (s) the high buildings policies of the development plan
- (t) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

Informative(s) :-

1. That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
2. The applicant is advised to contact Thames Water on 0845 850 2777 in respect of surface water drainage and the location of the proposed building in relation to public sewers crossing the site.
3. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development

06/01865/P

10/05/2006

Sanderstead

Application for full planning permission

Applicant:

T D McCarthy

18 Briton Crescent

Sanderstead

South Croydon Surrey

CR2 0JE

Location: 98 Purley Downs Road, South Croydon, CR2 0RB

Description: Alterations; sub division to form a terrace of 2 three bedroom and 1 two bedroom houses; erection of 2 first floor side and a two storey rear extensions; formation of vehicular accesses and provision of associated parking

Drawing No(s): 2001, 2002, 2003 and 2004.

Decision: **Permission Granted**

Subject to the following condition(s) and reason(s) for condition(s) :-

1. Visibility splays measuring 1.5m x 1.5m should be provided and maintained behind the back of the footway on both sides of the vehicular access with no obstruction above the height of 0.6m:-
Reason: To ensure an acceptable level of highway safety in accordance with Policy T46 of the Unitary Development Plan and Policy T11 of the Adoption Draft Replacement Unitary Development Plan for Croydon.
2. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.
Reason: To ensure that the appearance of the development is satisfactory in accordance with Policies BE1 and BE13 of the Unitary Development Plan and Policy UD3 of the Adoption Draft Replacement Unitary Development Plan for Croydon.
3. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no enlargement of the dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of the dwelling) shall be carried out without the express permission of the Local Planning Authority
Reason: To protect the amenities of adjoining occupiers and the visual character of the area
4. No window shall be provided in the south-eastern elevation
Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and the Supplementary Planning Guidance Note No.2 on Residential Extensions and Policy UD8 of the

Adoption Draft Replacement Unitary Development Plan for Croydon.

5. A landscaping scheme to include hard and soft landscaping shall be submitted to the Local Planning Authority for approval before the development is begun; when approved, the planting shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided

Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policy BE14 of the Unitary Development Plan and Policy UD14 of the Adoption Draft Replacement Unitary Development Plan for Croydon.

6. The measures proposed for the protection of those trees to be retained shall be provided prior to the commencement of any works including those of demolition, for drainage and foundations. The measures shall be agreed with the Council and shall be retained for the duration of the works.

Reason: To ensure the survival of the existing trees that contribute to the visual amenity of the area in accordance with Policy BE14 of the Unitary Development Plan and Policy UD14 of the Adoption Draft Replacement Unitary Development Plan for Croydon.

7. The development shall be begun within three years of the date of the permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Unitary Development Plan are SP1, SP2, BE1, BE3, BE4, BE5, BE6, BE7, BE9, BE10, BE11, BE12, BE13, BE14, BE16, BE17, BE18, SP25, T6, T23, T46, SP6, AR1, AR2, AR3, AR4, AR5, SP30, SP31, SP32, H1, H2, H3, H8, H11 and H18.
2. The relevant policies of the Adoption Draft Replacement Unitary Development Plan for Croydon are SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD12, UD13, UD14, UD15, SP4, UC11, UC12, UC13, UC14, UC15, SP5, RO12, EP1, SP14, T2, T8, T11, SP17, SP18, SP19, SP20, SP21, SP22, H2 and H9

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the relationship of the development to trees to be retained
- (h) the safety of pedestrians and motorists on the adjacent highway

- (i) the safety and security of buildings and the spaces around them
 - (j) accessibility to buildings
 - (k) the housing policies of the development plan
 - (l) sustainability issues
 - (m) the recreational open space policies of the development plan
- and having regard to all other matters raised.

06/01908/P

17/05/2006

Kenley

Application for outline planning permission

Agent:

RDjW Architects Ltd
 'Quoin House'
 11 East Park
 Crawley West Sussex
 RH10 6AN

Applicant:

Nelson Securities Ltd
 10 Bushetts Grove
 Merstham
 Surrey
 RH1 3DX

Location: 3 Hartley Farm, Purley, CR8

Description: Erection of 2 chalet bungalow and detached garage at rear; formation of access road

Drawing No(s): 3005/002.

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would result in an overdevelopment of the site, would not respect or improve the existing pattern of buildings in the locality and would be a backland development out of keeping with the character of the area and would thereby conflict with Policies SP1, BE1, BE3, H2 and H3 of the Unitary Development Plan and Policies UD2, UD3, H2 and H5 of the Adoption Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).